

FREEHOLD



7 LYNDALE AVENUE, BARROW-IN-FURNESS, LA13 9AR

£300,000

FEATURES

- Superior Extended Family Semi-Detached
- Rare Purchase Opportunity In Highly Popular Cul-De-Sac
- Gas CH System & uPVC DG
- Hallway With Storage Cupboards
- Bay Windowed Lounge & Dining Room
- Stunning Kitchen/Breakfast Room
- Ground Floor Shower Room
- Three Bedrooms & Luxury Bathroom (4-Piece)
- Off-Road Parking & Rear Garden
- Early Inspection Advised



 2  2  3  Off Road Parking

JH
Homes

A superior extended three-bedroom semi-detached family home, occupying a prominent position within a sought-after cul-de-sac close to Barrow Park and The Academy. The property enjoys a highly convenient location for Barrow town centre, the train station, local schools, bus routes, and Barrow Park Leisure Centre. Beautifully presented throughout, this impressive home has been meticulously updated by the current owners and features contemporary décor and modern LED lighting. A standout feature is the extended kitchen, complete with a utility area and a convenient ground floor shower room. Set back from the road, the property benefits from off-road parking and a low-maintenance front garden. To the rear, there is a fully enclosed garden, ideal for families and outdoor enjoyment. Internal viewing is highly recommended to fully appreciate the space, finish, and overall appeal on offer. The well-planned accommodation begins with an inviting entrance hallway, providing access to the main living areas and useful under-stairs storage. The ground floor offers a welcoming bay-fronted lounge with a modern gas fire, a separate dining room with a picture window overlooking the rear garden, and a stunning open-plan breakfast kitchen/breakfast room with access to the utility area and ground floor shower room. To the first floor, there are three well-proportioned bedrooms and a stylish four-piece family bathroom. Further benefits include a gas central heating system, uPVC double glazing, and modern contemporary finishes throughout. This is an excellent purchase opportunity, particularly suited to family buyers, and early inspection is strongly advised.

Accessed through a PVC door into:

ENTRANCE HALLWAY

Understairs storage cupboards, doors to the dining room and kitchen, plus stairs to the first floor. Door to:

LOUNGE

10' 11" x 11' 11" (3.33m x 3.63m)

UPVC double glazed bay window to the front, feature fireplace, wood laminate flooring, contemporary decoration and radiator.

DINING ROOM

14' 8" x 11' 2" (4.47m x 3.4m) max

Feature fireplace, space for a dining table, radiator and uPVC double glazed windows to the rear.

KITCHEN/BREAKFAST ROOM

9' 1" x 6' 2" (2.77m x 1.88m)

Fitted with a range of base, wall and drawer units with wooden worktop over incorporating one and a half bowl sink with drainer, mixer taps and splash back tiling. UPVC double glazed window to the rear, two roof windows providing natural light, plumbing for a washing machine and a slimline dishwasher, plus space for a dryer. Complete with a gas hob, electric oven, breakfast bar, two radiators and an external door to the rear garden.

Door to:

SHOWER ROOM

Modern three-piece suite comprising of a WC, wash hand basin and shower cubicle, plus a uPVC double glazed window to the front.

FIRST FLOOR LANDING

UPVC double glazed window to the side providing natural light, plus doors to three bedrooms, bathroom and loft.

BEDROOM

12' 4" x 11' 4" (3.76m x 3.45m)

Radiator and uPVC double glazed windows bay window to the front.

BEDROOM

10' 10" x 11' 2" (3.3m x 3.4m)

UPVC double glazed window to rear and radiator.

BEDROOM

7' 7" x 7' 0" (2.31m x 2.13m)

Radiator and uPVC double glazed window to the front.

BATHROOM

Stylish four-piece suite in white comprising of a wash hand basin, bath and shower cubicle, plus a uPVC double glazed window to the side.

LOFT

Roof window, drop down ladders, fully boarded, light point and wall mounted combination boiler for the heating and hot water system.

EXTERIOR

Driveway for off-road parking, low maintenance front garden, access to front entrance door, plus side aspect access to enclosed, extensive rear garden laid mostly to lawn.



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GENERAL INFORMATION

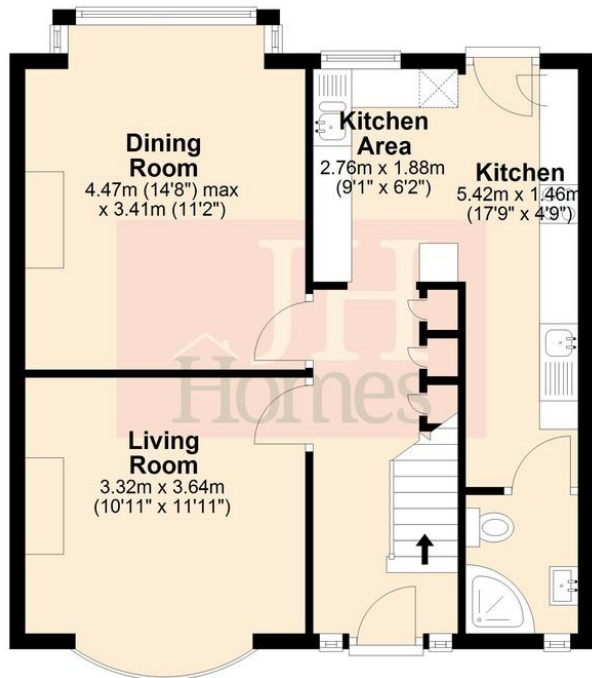
TENURE: Freehold
COUNCIL TAX: C
LOCAL AUTHORITY: Westmorland and Furness Council
SERVICES: Mains drainage, gas, electric, water are all connected

DIRECTIONS:

Entering Barrow from Dalton via Abbey Road, continue through two sets of traffic lights and before the pelican crossing, turn left into Fairfield Lane, and immediate right into Jesmond Avenue. Then turn left into Lyndale Avenue. The property can be found by using the following "What Three Words":
<https://w3w.co/ready.lifts.soak>

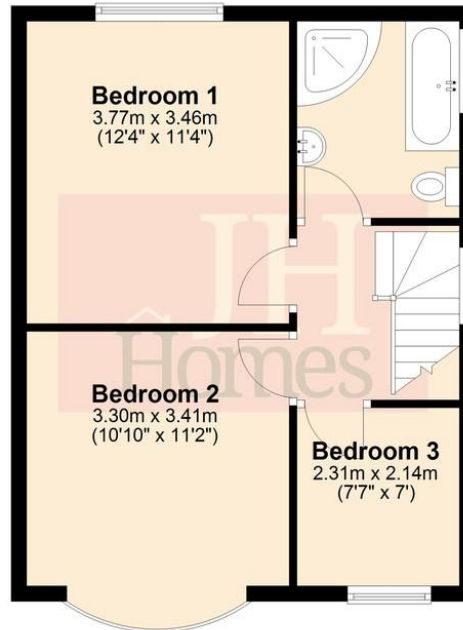
Ground Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 94.5 sq. metres (1017.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

